

**City of San Juan Bautista
California**

**OPEN SPACE ELEMENT
of
The General Plan**

1972

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Prepared by

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main entry > San Juan Bautista. City Council

[Barrett, Nestor, planning consultant]

San Juan Bautista -- City planning

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CITY OF SAN JUAN BAUTISTA
CALIFORNIA

OPEN SPACE ELEMENT

of

THE GENERAL PLAN

Approved
by the San Juan Bautista Planning Commission
July 5, 1972

Approved and Adopted
by Resolution of the City Council of the
City of San Juan Bautista, California
September 5, 1972

Prepared by
NESTOR BARRETT, AIP, PLANNING CONSULTANT
San Jose, California

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Alan Cullumber Louis Pirtano

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Minnie Riphenburg, City Clerk

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CITY OF SAN JUAN BAUTISTA

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Mrs. Mary Poole, Secretary

"Every city and county shall, by
June 30, 1972, prepare and adopt a
local open-space plan for the compre-
hensive and long-range preservation
and conservation of open-space land
within its jurisdiction."

(Section 65563, Government Code of
California)

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NESTOR BARRETT

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January 5, 1972

Honorable City Council
City of San Juan Bautista
City Hall
San Juan Bautista, California

Gentlemen:

I submit herewith for your consideration a proposed Open Space Element of the General Plan of the City of San Juan Bautista, California.

Its preparation was authorized by the Board of Supervisors of San Benito County on October 4, 1971 as a part of a comprehensive County-wide Element of the General Plan.

This plan should be referred to your Planning Commission for its comments and recommendations. Before it can be officially adopted at least one public hearing on it must be held by both the Planning Commission and City Council.

I will be happy to meet with the Planning Commission and City Council to answer questions or explain any parts of the plan about which they may have questions.

Sincerely,



Nestor Barrett
Planning Consultant

Purpose. By adopting Chapter 1590 at its 1970 Session the California Legislature added Article 10.5 Open Space Lands to the Government Code of California, beginning with Section 65560. Section 65561 clearly states the legislative intent:

"The Legislature finds and declares as follows:

"(a) That the preservation of open-space land, as defined in this article, is necessary not only for the maintenance of the economy of the state, but also for the assurance of the continued availability of land for the production of food and fiber, for the enjoyment of scenic beauty, for recreation and for the use of natural resources.

"(b) That discouraging premature and unnecessary conversion of open-space land to urban uses is a matter of public interest and will be of benefit to urban dwellers because it will discourage noncontiguous development patterns which unnecessarily increase the costs of community services to community residents.

"(c) That the anticipated increase in the population of the state demands that cities, counties, and the state at the earliest possible date make definite plans for the preservation of valuable open-space land and take positive action to carry out such plans by the adoption and strict administration of laws, ordinances, rules and regulations as authorized by this chapter or by other appropriate methods.

"(d) That in order to assure that the interests of all its people are met in the orderly growth and development of the state and the preservation and conservation of its resources, it is necessary to provide for the development by the state, regional agencies, counties and cities, including charter cities, of statewide coordinated plans for the conservation and preservation of open-space lands.

"(e) That for these reasons this article is necessary for the promotion of the general welfare and for the protection of the public interest in open-space land."

This plan which includes an action program for the conservation and preservation of open space in the City of San Juan Bautista fulfills the requirements of Article 10.5, Chapter 3 of Title 7 of the Government Code of California.

Definitions. In adopting Article 10.5 the Legislature defined the terms which are to be used in connection with land uses which are regarded as fulfilling the requirements for open space. These definitions are found in Section 65560 and are as follows:

(a) "Agricultural land" means land actively used for the purpose of producing an agricultural commodity for commercial purposes. Land may be considered to be "actively used" notwithstanding the fact that in the course of good agricultural practice it is permitted to lie idle for a period up to one year.

(b) "Local open space plan" is the open-space element of a county or city general plan adopted by the board or council.

(c) "Natural resource land" is land deemed by the legislative body to possess or encompass natural resources, the use or recovery of which can best be realized by restricting the use of the land as provided by this chapter.

(d) "Open-space land" is any parcel or area of land or water which is essentially unimproved and devoted to an open space use as herein defined, and which is designated on a local, regional or state open-space plan as any of the following:

- (1) Natural resource land, as defined herein
- (2) Agricultural land, as defined herein
- (3) Recreation land, as defined herein
- (4) Scenic land, as defined herein
- (5) Watershed or ground water recharge land,
as defined herein
- (6) Wildlife habitat, as defined herein

(e) "Open-space use" means the use of land for (1) public recreation, (2) enjoyment of scenic beauty, (3) conservation or use of natural resources, or (4) production of food or fiber.

(f) "Recreation land" is any area of land or water designated on the state, or any regional or local open-space plan as open-space land and which is actively used for recreation purposes and open to the public for such purposes with or without charge.

(g) Scenic land is land designated on the local open-space plan, as open-space land which possesses outstanding scenic qualities worthy of preservation.

(h) "Watershed or ground water recharge land" is land designated on the state or any regional or local open-space plan as open-space land which is important to the state in order to maintain the quantity and quality of water necessary to the people of the state or any part thereof.

(j) "Wildlife habitat" is any land or water area designated on the state or any regional or local open-space plan as open-space land which is unusually valuable or necessary to the preservation or enhancement of the wildlife resources of the state.

Open Space Zoning. Being a part of the City General Plan, the Open Space Element is made effective by the City Zoning Ordinance. Because this is a new development in California law, the zoning ordinance now in effect does not include open space enforcement regulations.

In order to make certain that such regulations will be available the Legislature adopted Section 65910 which reads:

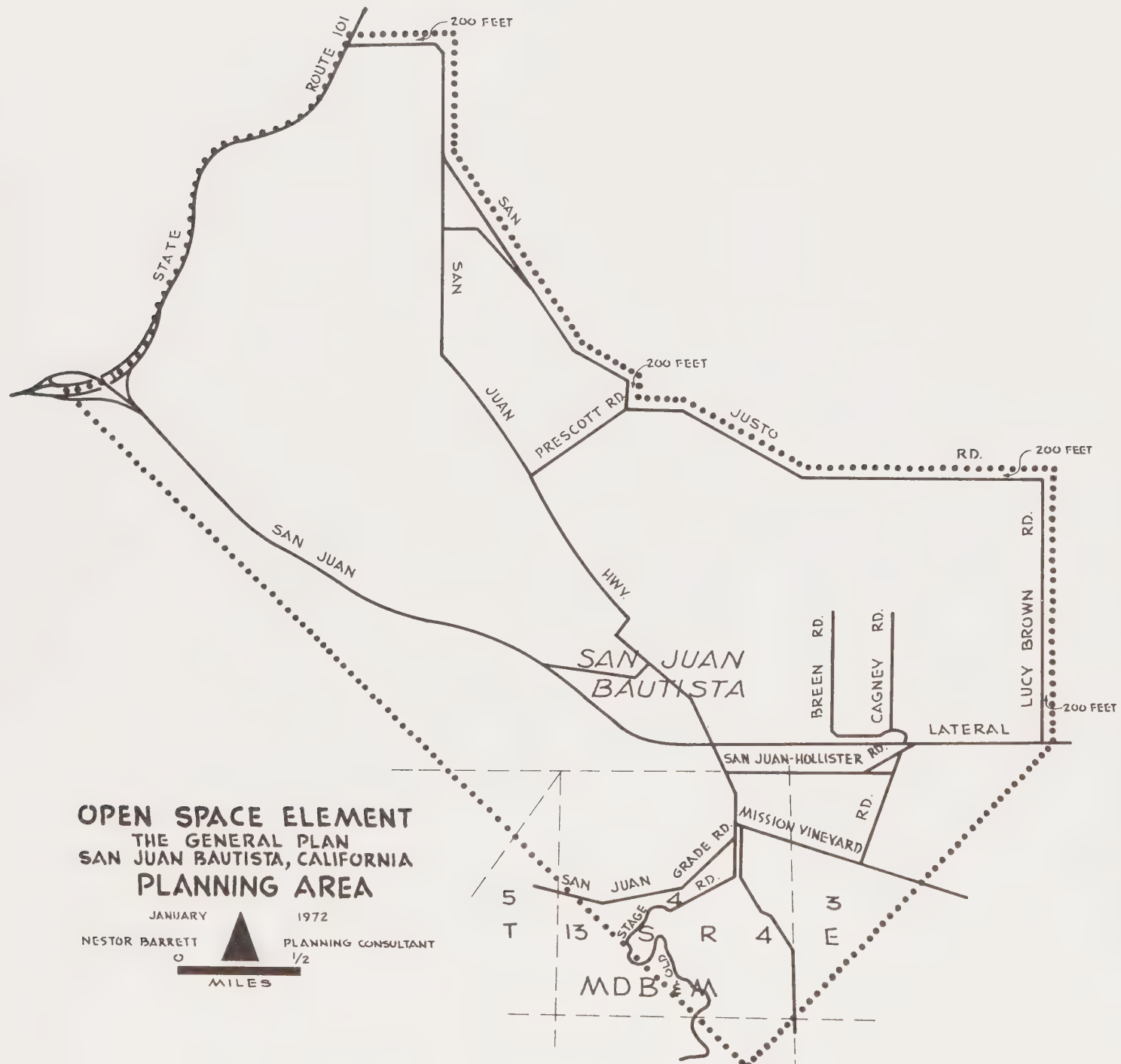
"Every city or county by January 1, 1973, shall adopt an open-space zoning ordinance consistent with a local open-space plan adopted pursuant to Article 10.5 (commencing with Section 65560) of Chapter 3 of this title."

The legislation provides for the granting of variances from the terms of the open-space zoning ordinance, although it is clear from a reading of the text of the law that such variances are not to be granted unless certain rather restrictive guidelines are followed. The final paragraph of this section reads:

"This section shall be literally and strictly interpreted and enforced so as to protect the interest of the public in the orderly growth and development of cities and counties and in the preservation and conservation of open-space lands."

However, this section is not to be construed to allow the taking of private property without just compensation. Section 65912 reads:

"The Legislature hereby finds and declares that this article is not intended, and shall not be construed, as authorizing the city or the county to exercise its power to adopt, amend or repeal an open space zoning ordinance in a manner which will take or damage private property for public use without the payment of just compensation therefor. This section is not intended to increase or decrease the rights of any owner of property under the Constitution of the State of California or of the United States."



OPEN SPACE ELEMENT
THE GENERAL PLAN
SAN JUAN BAUTISTA, CALIFORNIA
PLANNING AREA

JANUARY

1972

NESTOR BARRETT

PLANNING CONSULTANT
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MILES

Scope. The Open Space Act requires that each city, in adopting its Open Space Element of the General Plan, should select some area outside its boundaries into which it can expand in the orderly process of urban growth. Without such a defined area it would be difficult for the county in which the city is located to develop its own Open Space Element.

The city should establish as a policy, possibly on the basis of some time sequence, its stages of development in order to prevent noncontiguous, untimely and costly urbanization of land outside the area into which it should grow. The City of San Juan Bautista has made such a determination and this area is shown on the map on the facing page. It has an area of approximately 5,203 acres. The land within the city itself is 297 acres.

The area chosen does not follow the boundaries established for the General Plan when it was prepared in 1965. At that time, the corporate boundaries were chosen as the General Plan area. For the purpose of preparing this Element the City Council has outlined a substantially larger area to accommodate the future growth of the city.

History. San Juan Bautista is one of California's oldest and most historic cities. It had its beginning when the location was chosen near the close of the 18th century as one of five new sites for Indian missionary establishments. The five sites were selected to shorten the distances between other Missions located along the public highway - El Camino Real - from San Diego to San Francisco. On November 18, 1796 the new missionary establishment was named for St. John the Baptist.

About 1835 San Juan Bautista became officially classified as a Pueblo instead of a Mission. Some 12 years later, after exploitation by opportunists, the Military Governor proclaimed that the Mission would be respected and protected under the Constitution of the United States. It was then returned to the Missionary Priests. The Pueblo became the City of San Juan Bautista on May 4, 1869.

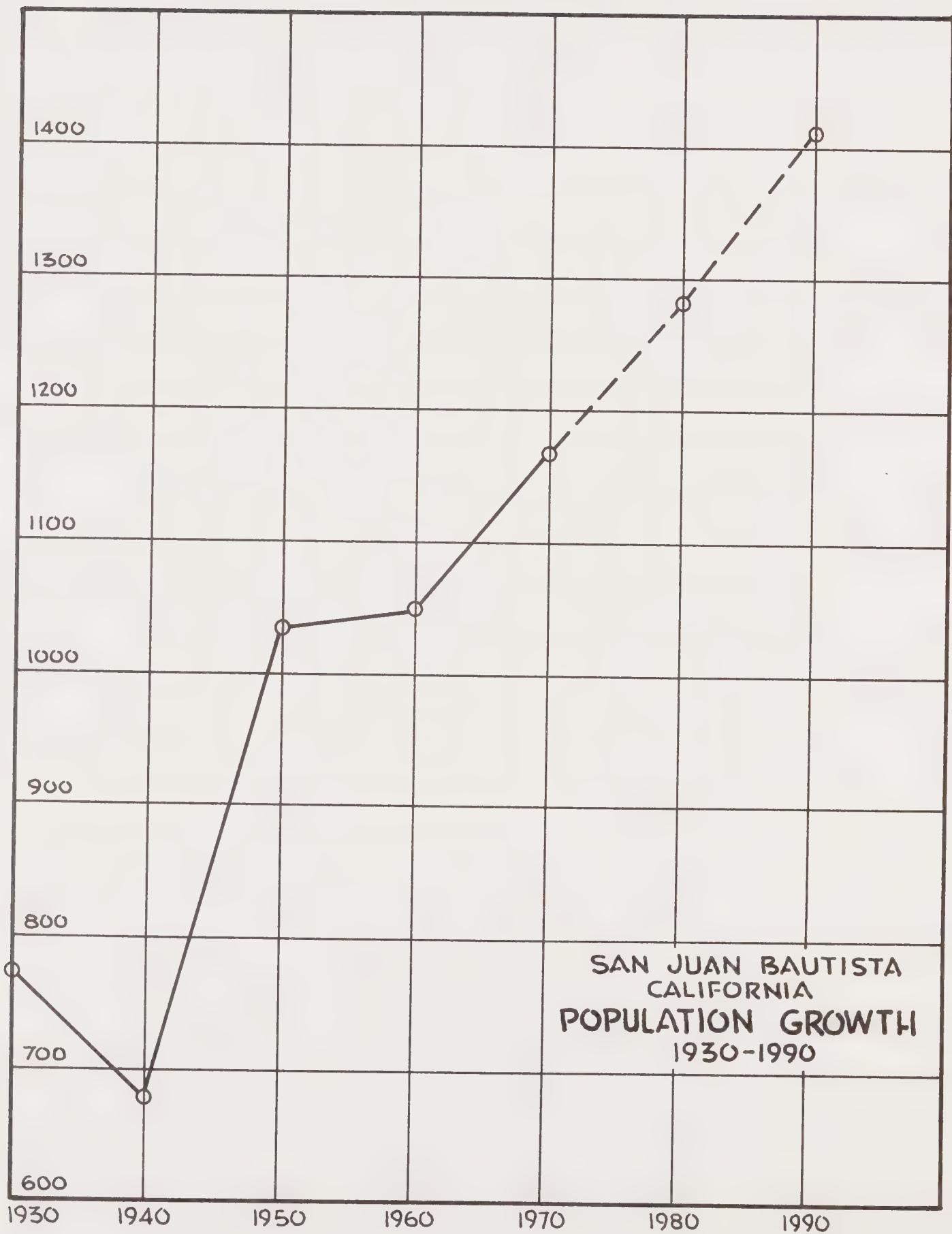
Today the Mission itself, and the historic buildings which surround it are an important tourist attraction, and are visited by more than 300,000 people each year.

The Economy. The principal source of employment in the San Juan Bautista area is a cement plant operated by the Ideal Cement Company. It employs approximately 150 people and has an annual payroll totaling \$2 million. It is believed to be the county's third largest industry exceeded only by Teledyne-McCormick Selph and the New Idria Mines.

Fifty-five percent of the workers in the plant live in San Juan Bautista.

The other major source of income for the people in the city is from tourists who are attracted by the historic Old Mission and the complex of buildings which are adjacent to it.

During the year the city carries on a series of public events ranging from a rodeo to a gigantic flea market operation. The events draw large crowds from a wide-spread geographic area and are an important factor in the city economy.



Population. The U. S. Bureau of the Census makes available population data for the area inside the City of San Juan Bautista and for a larger area surrounding the city known as the San Juan Bautista census district. In the case of Hollister it was possible to use the census district data to correspond with the Hollister planning area, but this cannot be done in the case of San Juan Bautista. This is because the census district covers a far larger area than the planning area selected by the City Council, even including a portion of Aromas.

The area outside the city limits is so sparsely settled that it is unlikely that the population figures for the planning area and the city itself would have much variation. So, for the purpose of this element of the General Plan they will be considered to be the same.

When the San Juan Bautista General Plan was prepared in 1965 the population was estimated to be 1,100. This appears to be very close to the correct figure for that date, as the 1970 final official figure is 1,164.

It can be seen from the graph on the facing page that the city population has had virtually unpredictable changes since 1930. Between 1930 and 1940 the city actually lost population and then in the next decade had by far its rapidest growth in history.

The growth then leveled off in the 1950-1960 period. In the entire ten years only 15 additional people were added. Between 1960 and 1970 the city grew by 118 persons, or a rate of 11.2%.

Attempting to make a population estimate for the next two decades is obviously a risky endeavor in the light of what has happened in the past. Since the 1960-1970 decade has had a moderate growth rate of about half that of the City of Hollister it would seem reasonable and conservative to assume that in the two decades to come the city will grow at least at a rate of 10% each decade. (See Table 1, page 10) This rate of increase has been used in preparing the table and the graph.

In the 1965 General Plan study it was found that 42 acres of land in the city were occupied by dwellings. This is at a rate of 37.6 acres per thousand people. If, as predicted, the population should reach 1,408 by the year 1990, and the same relationship of single family houses to multiple dwellings exists, it will take only about 53 acres to accommodate this number of people.

The 1965 General Plan studies indicated that there were about 93 acres of vacant land in the city limits. Since at present growth rates only 53 acres will be needed to absorb the additional population expected in the next two decades it appears that no expansion of the present city limits will be needed for residential purposes.

TABLE I
POPULATION GROWTH
Number of Inhabitants
City of San Juan Bautista

<u>Year</u>			<u>% of change</u>
1930	772		
		94	-12.1
1940	678		
		353	52.0
1950	1,031		
		15	1.0
1960	1,046		
		118	11.2
1970	1,164		
		116	10.0
1980	1,280		
		128	10.0
1990	1,408		

Note

Population figures through 1970 are official U. S. Census figures. The remaining ones are estimated.

It should be pointed out the population predictions are based on the premise that there will be no major war, widespread catastrophe, or severe economic depression during the period of time for which the projections are made.

Neither do they take into account unpredictable and extraordinary economic changes which would so alter the figures arrived at as to make them valueless. Such factors are unforeseen technological developments which would make some natural resource, such as some mineral found in the surrounding area, suddenly of great value; or the location in close proximity to the area of an employment center requiring a large labor force.

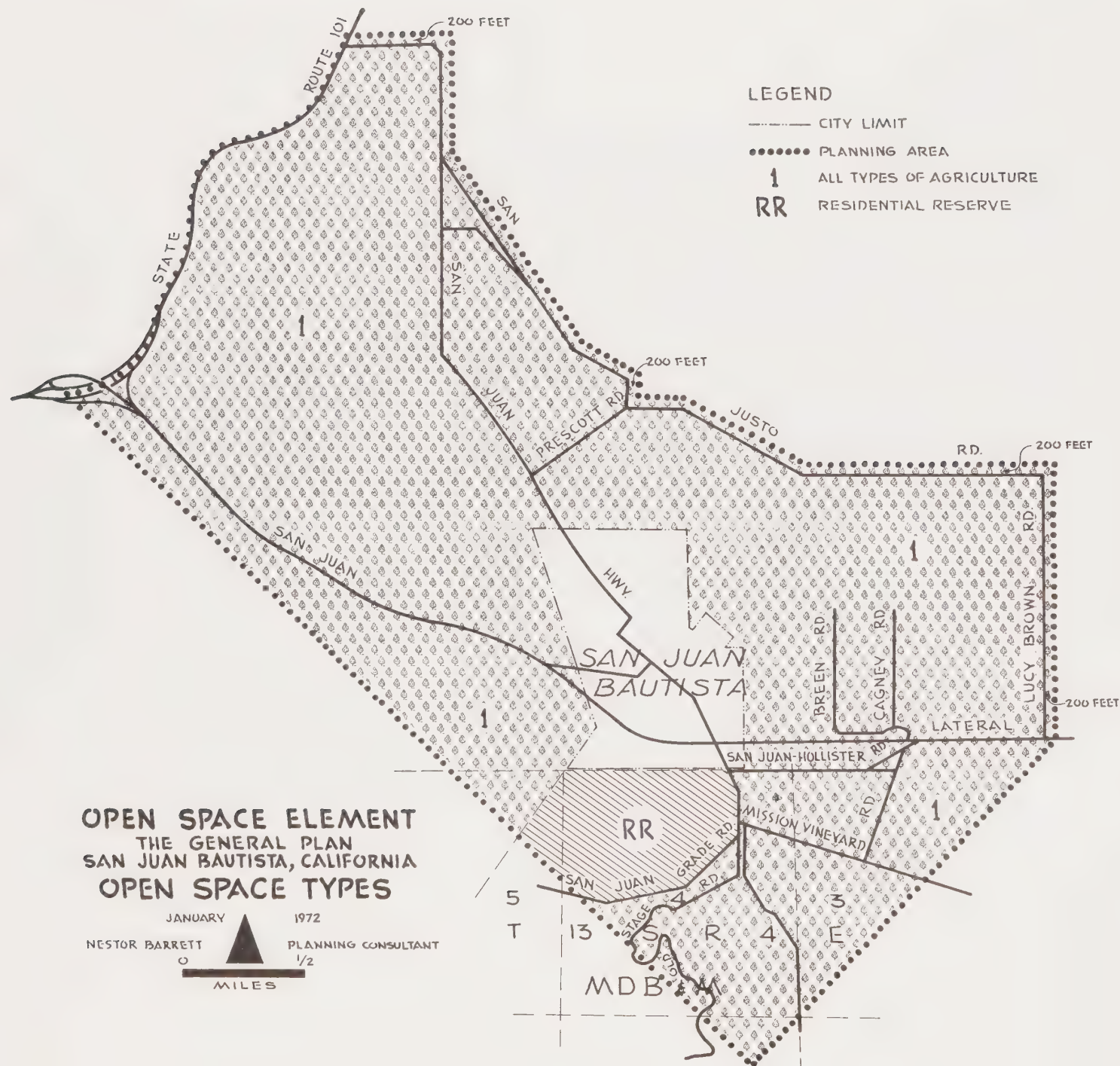


The Open Space Element. For the sake of clarity in the presentation of this Open Space Element, it is necessary to use two maps. The first one, "Open Space", which is shown on the facing page covers the area within the present city limits of San Juan Bautista. The three principal types of open space are identified, both existing and proposed.

Recreational Open Space. For a community of its size, San Juan Bautista has a much larger area of recreational open space than would be expected. In addition to two conventional parks, Abbe Park and a half block park bounded by Jefferson Street, Second Street, San Jose Street and Third Street, there is one large sized school ground which has all of the usual recreational facilities needed by the younger population of the community.

Plaza Square, which is the center of one of the most historic areas in California, is a handsomely maintained area. The rodeo grounds, northeast of the city boundary line adjacent to the Mission, is used a number of times throughout the year for various community activities which attract large number of spectators and participants to the city. In addition to this are the beautifully maintained Mission grounds which surround and are adjacent to the historic San Juan Bautista Mission.

Other Open Space. The San Juan Bautista Cemetery lies partially within and partially without the existing city limits and appears to have adequate land area available to it.



In the General Plan Report for the City prepared in August 1965 a suggestion was made that some thought might be given to bringing the cemetery up to a permanent care standard so that its quality as a landscaped area would be characteristic of the most modern type of cemetery.

It is at an important entrance to the city which may one day be served by a highway interchange structure. If it were brought up to the standard suggested it would be a beautiful parklike open space and greatly enhance the overall appearance of the community.

Residential Reserve. A residential reserve has been established on the west portion of the city as shown by the symbol "RR" on the plan.

The residential reserve is land which is considered to have potential for future urban development, when other areas of the city have been developed. In this Open Space Plan, which can be amended when the appropriate time arrives, these residential reserves are designated as "residential reserve open space."

The Open Space Element for the entire planning area is shown on the facing page entitled "Open Space Types." There are two principal classifications -- agriculture and residential reserve.

Agriculture. All of the land outside the city limits in the planning area which has been indicated for agriculture comes under the classification of Type 1 and may be considered as prime agricultural land.

In the San Benito County Plan three types of open space, based on previous soil studies made by the Federal Soil Conservation Service, were identified. Type 1 contains soil classes 1 through 5 and these are considered to be suitable for all types of agriculture.

There is some Type 2 land immediately southwest of the present city limits. This has been put in the residential reserve.

Mineral Resource Land. Although there are no mineral resources of significance within the boundary of the area selected by the City Council for ultimate urban expansion, there are extensive and rich deposits of limestone immediately south of that boundary.

These deposits have been the source of supply for the large cement plant which is within the area. This plant is the principal source of employment for the residents of the city.

Wildlife Preserve. Because most of the land in the planning area is considered of prime agricultural quality, and because there are no major water courses, no wild life habitats exist. These habitats have been established by the California Department of Fish and Game and none of them appear on their maps within the San Juan Bautista planning area.

Other Classifications. No scenic land and no watershed or ground water recharge land as defined in the California Open Space Act are within the planning area.

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